

Fill in this information to identify your case:

United States Bankruptcy Court for the:

SOUTHERN DISTRICT OF NEW YORK

Case number (if known) _____ Chapter 11

Check if this an
amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

4/19

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name	<u>APC Holding 1 LLC</u>		
2. All other names debtor used in the last 8 years	Include any assumed names, trade names and <i>doing business as</i> names		
3. Debtor's federal Employer Identification Number (EIN)	<u>45-5150290</u>		
4. Debtor's address	Principal place of business <u>116 Nostrand Ave Brooklyn, NY 11205</u>	Mailing address, if different from principal place of business Number, Street, City, State & ZIP Code <u>Kings</u> County	P.O. Box, Number, Street, City, State & ZIP Code <u>568 Willoughby Avenue Brooklyn, NY 11206</u> Number, Street, City, State & ZIP Code
5. Debtor's website (URL)			
6. Type of debtor	<input checked="" type="checkbox"/> Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP)) <input type="checkbox"/> Partnership (excluding LLP) <input type="checkbox"/> Other. Specify: _____		

Debtor APC Holding 1 LLC
Name _____ Case number (*if known*) _____

7. Describe debtor's business

A. Check one:

- Health Care Business (as defined in 11 U.S.C. § 101(27A))
- Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- Railroad (as defined in 11 U.S.C. § 101(44))
- Stockbroker (as defined in 11 U.S.C. § 101(53A))
- Commodity Broker (as defined in 11 U.S.C. § 101(6))
- Clearing Bank (as defined in 11 U.S.C. § 781(3))
- None of the above

B. Check all that apply

- Tax-exempt entity (as described in 26 U.S.C. §501)
- Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.

See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.5313**8. Under which chapter of the Bankruptcy Code is the debtor filing?**

Check one:

- Chapter 7
- Chapter 9
- Chapter 11. Check all that apply:

- Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,725,625 (amount subject to adjustment on 4/01/22 and every 3 years after that).
- The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- A plan is being filed with this petition.
- Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the attachment to *Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

 Chapter 12**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?** No. Yes.

If more than 2 cases, attach a separate list.

District _____ When _____ Case number _____

District _____ When _____ Case number _____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor? No Yes.

List all cases. If more than 1, attach a separate list

Debtor 73 Empire Development LLC Relationship _____ Affiliate _____District Southern District of New York When 2/21/19 Case number, if known 19-22285

Debtor **APC Holding 1 LLC**
Name _____ Case number (*if known*) _____

11. Why is the case filed in this district? *Check all that apply:*

Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.

A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

No

Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? _____

It needs to be physically secured or protected from the weather.

It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

Other _____

Where is the property?

Number, Street, City, State & ZIP Code _____

Is the property insured?

No

Yes. Insurance agency _____

Contact name _____

Phone _____

Statistical and administrative information

13. Debtor's estimation of available funds *Check one:*

Funds will be available for distribution to unsecured creditors.

After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors

1-49
 50-99
 100-199
 200-999

1,000-5,000
 5001-10,000
 10,001-25,000

25,001-50,000
 50,001-100,000
 More than 100,000

15. Estimated Assets

\$0 - \$50,000
 \$50,001 - \$100,000
 \$100,001 - \$500,000
 \$500,001 - \$1 million

\$1,000,001 - \$10 million
 \$10,000,001 - \$50 million
 \$50,000,001 - \$100 million
 \$100,000,001 - \$500 million

\$500,000,001 - \$1 billion
 \$1,000,000,001 - \$10 billion
 \$10,000,000,001 - \$50 billion
 More than \$50 billion

16. Estimated liabilities

\$0 - \$50,000
 \$50,001 - \$100,000
 \$100,001 - \$500,000
 \$500,001 - \$1 million

\$1,000,001 - \$10 million
 \$10,000,001 - \$50 million
 \$50,000,001 - \$100 million
 \$100,000,001 - \$500 million

\$500,000,001 - \$1 billion
 \$1,000,000,001 - \$10 billion
 \$10,000,000,001 - \$50 billion
 More than \$50 billion

Debtor APC Holding 1 LLC
Name _____ Case number (*if known*) _____

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature
of authorized
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on May 20, 2019
MM / DD / YYYY

X /s/ David Goldwasser, authorized signatory of
GC Realty Advisors
Signature of authorized representative of debtor

**David Goldwasser, authorized signatory of
GC Realty Advisors**
Printed name

Title Vice President

18. Signature of attorney

X /s/ Mark Frankel
Signature of attorney for debtor

Date May 20, 2019
MM / DD / YYYY

Mark Frankel
Printed name

Backenroth Frankel & Krinsky, LLP
Firm name

**800 Thrid Avenue
New York, NY 10022**

Number, Street, City, State & ZIP Code

Contact phone (212) 593-1100 Email address _____

1989 NY
Bar number and State

Fill in this information to identify the case:

Debtor name	APC Holding 1 LLC
United States Bankruptcy Court for the:	SOUTHERN DISTRICT OF NEW YORK
Case number (if known):	_____

Check if this is an
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Official Form 204

Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Abrams Fensterman LLP 1 Metrotech Center Suite 1701 Brooklyn, NY 11201			Unliquidated			\$150,400.00
Amrum Oberlender 253 Rutledge street Brooklyn, NY 11249			Unliquidated			\$500,000.00
E&S Maintenance P. O. Box 190917 Brooklyn, NY 11219			Unliquidated			\$330.00
Oriental Lumber 1154 Flushing Ave Brooklyn, NY 11237			Unliquidated			\$202.06
Water & Sewer POB 11863 Newark, NJ 07101			Unliquidated			\$263.32
Waterfront Property Management 116 Nostrand Avenue Brooklyn, NY 11205			Unliquidated			\$2,166.80

**United States Bankruptcy Court
Southern District of New York**

In re APC Holding 1 LLC

Debtor(s)

Case No.

Chapter

11

VERIFICATION OF CREDITOR MATRIX

I, the Vice President of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: May 20, 2019

/s/ David Goldwasser, authorized signatory of GC Realty Advisors

David Goldwasser, authorized signatory of GC Realty Advisors/

Vice President

Signer>Title

Internal Revenue Service
c/o US Attorney Claims Unit
One Saint Andrews Plaza Rm 417
New York, NY 10007

Office of The United States Trustee
U.S. Federal Office Building
201 Varick Street
Suite 1006
New York, NY 10014

United States of America
c/o U.S. Attorney
86 Chambers Street
New York, NY 10007

NYS Dept of Tax & Finance
Bankruptcy Unit
PO Box 5300
Albany, NY 12205

State of New York
Attorney General's Office
120 Broadway
New York, NY 10271

City of New York
NYC Law Department
100 Church St
New York, NY 10007

NYC Department of Finance
66 John Street
New York, NY 10038

Backenroth Frankel & Krinsky
800 Third Avenue
11th Floor
New York, NY 10022

106 Kingston LLC

1125-1133 Greene Ave LLC

119 Rogers LLC

1213 Jefferson LLC

127 Rogers LLC

167 Hart LLC

325 Franklin LLC

53 Stanhope LLC

55 Stanhope LLC

618 Lafayette LLC

834 Metropolitan Avenue LLC

92 South 4th St LLC

Abrams Fensterman LLP
1 Metrotech Center
Suite 1701
Brooklyn, NY 11201

Amrum Oberlender
253 Rutledge street
Brooklyn, NY 11249

Babak Sarlati/BahmanSharifi
568 Willoughby Avenue
Unit 1
Brooklyn, NY 11206

Brooklyn lender LLC
370 Lexington Ave
Suite 1812
New York, NY 10017

Bryn Suni
568 Willoughby Avenue
Unit 4
Brooklyn, NY 11206

C & YSW, LLC

Courtney Ford & Benjamin Devries
568 Willoughby Avenue
Unit 6
Brooklyn, NY 11206

D & W Real Estate Spring LLC

Dnja Simunovic
568 Willoughby Avenue
Unit 5
Brooklyn, NY 11206

E&S Maintenance
P. O. Box 190917
Brooklyn, NY 11219

Eighteen Homes LLC

Kriss & Feuerstein LLP
360 Lexington Ave
New York, NY 10017

Meserole and Lorimer LLC

Natzliach LLC

Oriental Lumber
1154 Flushing Ave
Brooklyn, NY 11237

Poppy Casey/Theodore Knuetter
568 Willoughby Avenue
Unit 2
Brooklyn, NY 11206

Sidley Austin LLP
787 7th Ave
New York, NY 10019

Thomas Richardson
568 Willoughby Avenue
Unit 3
Brooklyn, NY 11206

Water & Sewer
POB 11863
Newark, NJ 07101

Waterfront Property Management
116 Nostrand Avenue
Brooklyn, NY 11205

United States Bankruptcy Court
Southern District of New York

In re **APC Holding 1 LLC**

Debtor(s)

Case No.
Chapter

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CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for APC Holding 1 LLC in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

■ None [Check if applicable]

May 20, 2019

Date

/s/ Mark Frankel

Mark Frankel

Signature of Attorney or Litigant
Counsel for **APC Holding 1 LLC**
Backenroth Frankel & Krinsky, LLP
800 Thrid Avenue
New York, NY 10022
(212) 593-1100 Fax:(212) 644-0544